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THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Thomas E. Schoenheit, Esquire
Family Dollar Stores, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

Fort Worth#301899.doc

STATE OF TEXAS

SHORT FORM LEASE

COUNTY OF TARRANT

THIS LEASE is made and entered into this 9th day of February, 2010, by and between FD DEVELOPMENT OF FORT WORTH, LLC, an Alabama limited liability company (Landlord"), and FAMILY DOLLAR STORES OF TEXAS, LLC, a Texas limited liability company ("Tenant").

W I T N E S S E T H:

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord the property, building and other improvements described below that are situated on the southeastern corner of the intersection of McCart Avenue and Charleston Avenue, in the City of Fort Worth, County of Tarrant, State of Texas. The irregularly-shaped property fronts approximately 475 feet on McCart Avenue and extends approximately 114 feet along Charleston Avenue in an easterly direction along the northern boundary of the Demised Premises as shown hatched on Exhibit A - Site Plan. Landlord will construct a building that contains 8,320 (104' x 80') square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building and other improvements are the "Demised Premises."

Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of June, 2021, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for five (5) successive periods of five (5) years each



unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Demised Premises.

Landlord's Address:
FD DEVELOPMENT OF
FORT WORTH, LLC
501 Chestnut Bypass
P. O. Box 65
Centre, AL 35960

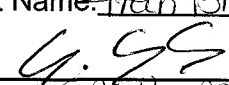
Tenant's Address:
FAMILY DOLLAR STORES OF TEXAS, LLC
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Lease Administration Department

Witnesses:

LANDLORD
FD DEVELOPMENT OF FORT WORTH, LLC (SEAL)

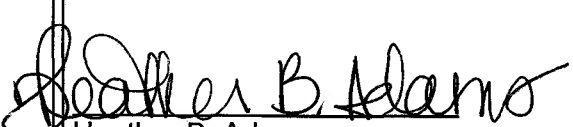

Print Name: Fran Blanchard

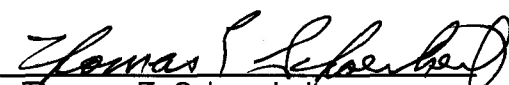
By: 
Name: Jay Machleit
Title: Managing Member


Print Name: Mike McBahey

ATTEST:

TENANT
FAMILY DOLLAR STORES OF TEXAS, LLC
By: Family Dollar Holdings, Inc.
Its Managing Member


Heather B. Adams
Assistant Secretary

By: 
Thomas E. Schoenheit
Vice President



STATE OF ALABAMA

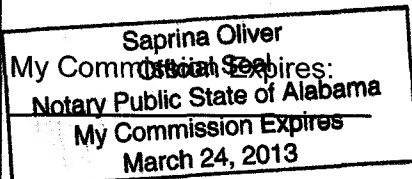
COUNTY OF Cherokee

NOTARY

I, Saprina Oliver, a Notary Public in and for the aforesaid State and County, do hereby certify that JAY MACHLEIT, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of FD DEVELOPMENT OF FORT WORTH, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 16th day of February, 2010.

Saprina Oliver
 Printed Name: SAPRINA OLIVER
 Notary Public



STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

NOTARY

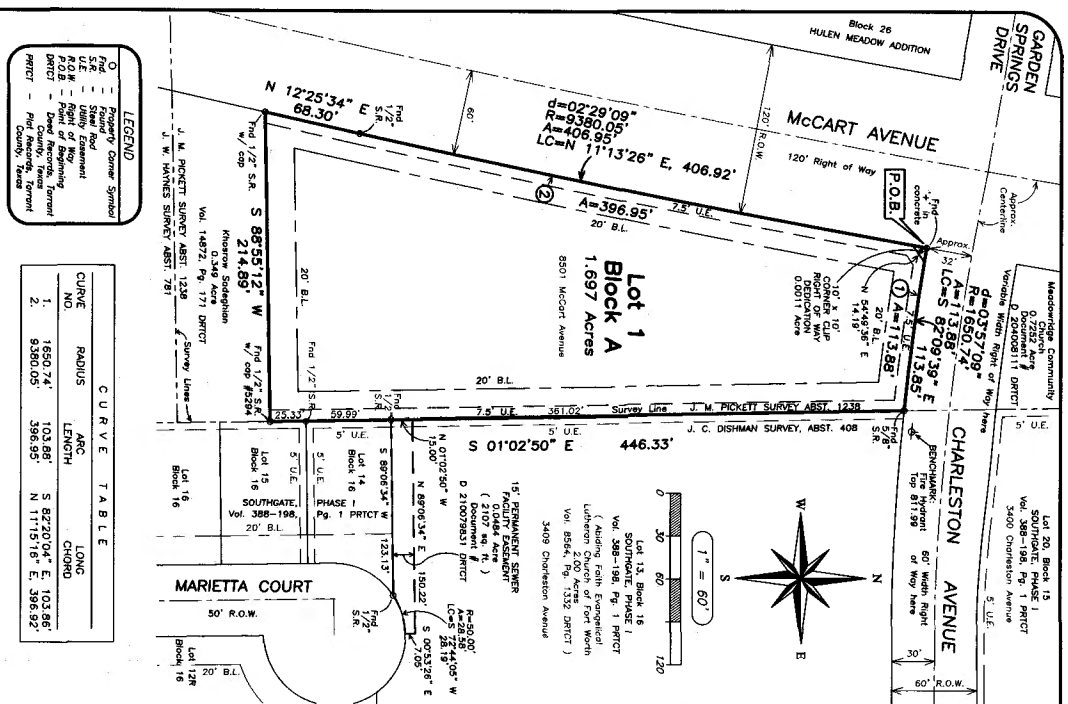
I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS E. SCHOENHEIT, Vice President, and HEATHER B. ADAMS, Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as Managing Member of FAMILY DOLLAR STORES OF TEXAS, LLC, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 9th day of February, 2010.

Darnell A. Stallings
 Darnell A. Stallings
 Notary Public

My Commission Expires:
 August 8, 2014





STANDARD NOTES:

[illegible]

OWNER'S CERTIFICATE

[illegible]

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
 That We, TD Development of Fort Worth, L.L.C. do hereby adopt this
 plat depicting the above described property as a final plat for
 record in the public records of Tarrant County, Texas, and the
 City of Fort Worth, Tarrant County, Texas, and does hereby
 dedicate to the public's use forever the rights-of-way and
 easements shown hereon.

Jay Marshall, President
 TD Development of Fort Worth, L.L.C

STATE OF _____
 COUNTY OF _____
 §
 §

Before me, the undersigned authority, a Notary Public in and for
 the State of Texas, do hereby certify that Jay Marshall, President
 of TD Development of Fort Worth, L.L.C., known to me to be the person whose name is subscribed
 to the foregoing instrument, and acknowledged to me that he
 executed the same for the purposes and consideration therein
 expressed and in the capacity therein stated.
 Given under my hand and seal of office, this ____ day of
 _____, 2010.

Notary Public _____

SURVEYOR'S DECLARATION:
 That I, Walter Keven Davis, a Registered Professional Land Surveyor
 in the State of Texas, do hereby declare that I prepared this plat
 from an actual and accurate survey of the land and that the
 same is true and correct and that the person or persons placed
 under my personal supervision.

Walter Keven Davis
 Registered Professional Land Surveyor #44466
 Davis and Medlin, Inc.

STATE OF TEXAS
 COUNTY OF ELLIS
 §
 §

Before me, the undersigned authority, a Notary Public in and for
 the State of Texas, do hereby certify that I prepared this plat
 from an actual and accurate survey of the land and that the
 same is true and correct and that the person or persons placed
 under my personal supervision.

Keven Davis, known to me to be the person whose name is
 subscribed to the foregoing instrument, and acknowledged to me
 that he executed the same for the purposes and consideration
 therein expressed and in the capacity therein stated.
 Given under my hand and seal of office, this ____ day of
 _____, 2010.

Notary Public _____

FINAL PLAT
 LOT 1 in BLOCK A

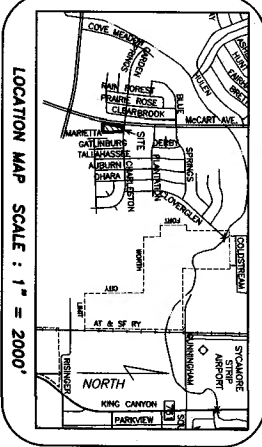
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS

C U R V E T A B L E			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
1.	1650.74'	103.88'	S 82°20'04" E. 103.86'
2.	9360.05'	396.95'	N 11°15'16" E. 386.92'

<p>FORT WORTH</p> <p>CITY OF FORT WORTH TEXAS</p> <p>CITY PLAN COMMISSION</p>	<p>THIS PLAN IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.</p>	<p>Plot Approval Date: _____</p> <p>By: _____ City Plan Commission Chairman</p> <p>By: _____ City Plan Commission Executive Secretary</p>
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Owners/Developers:
FD Development of Fort Worth, LLC,
being a subsidiary of Triple C
Development, Inc.
501 Chesnut Bypass
Centre, AL 35660
Phone: 256-927-4500
Joy Machette, President

Contact:
Barney Horrell
Triple C Development, Inc.
Phone: 307-399-1198



ENGINEERS
D & M
SURVEYORS

DAVIS & McDILL, Inc.

P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307
(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)

Drawn: Kevin Bohannon Date: March 15, 2010 Job: 210-0047-PLAT

APPROVED
DL - 1/26/10

301899-Ft. WORTH, TX

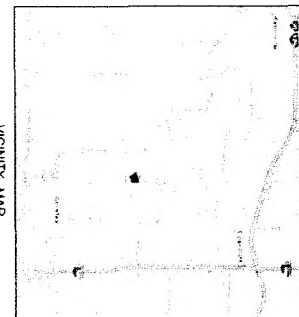
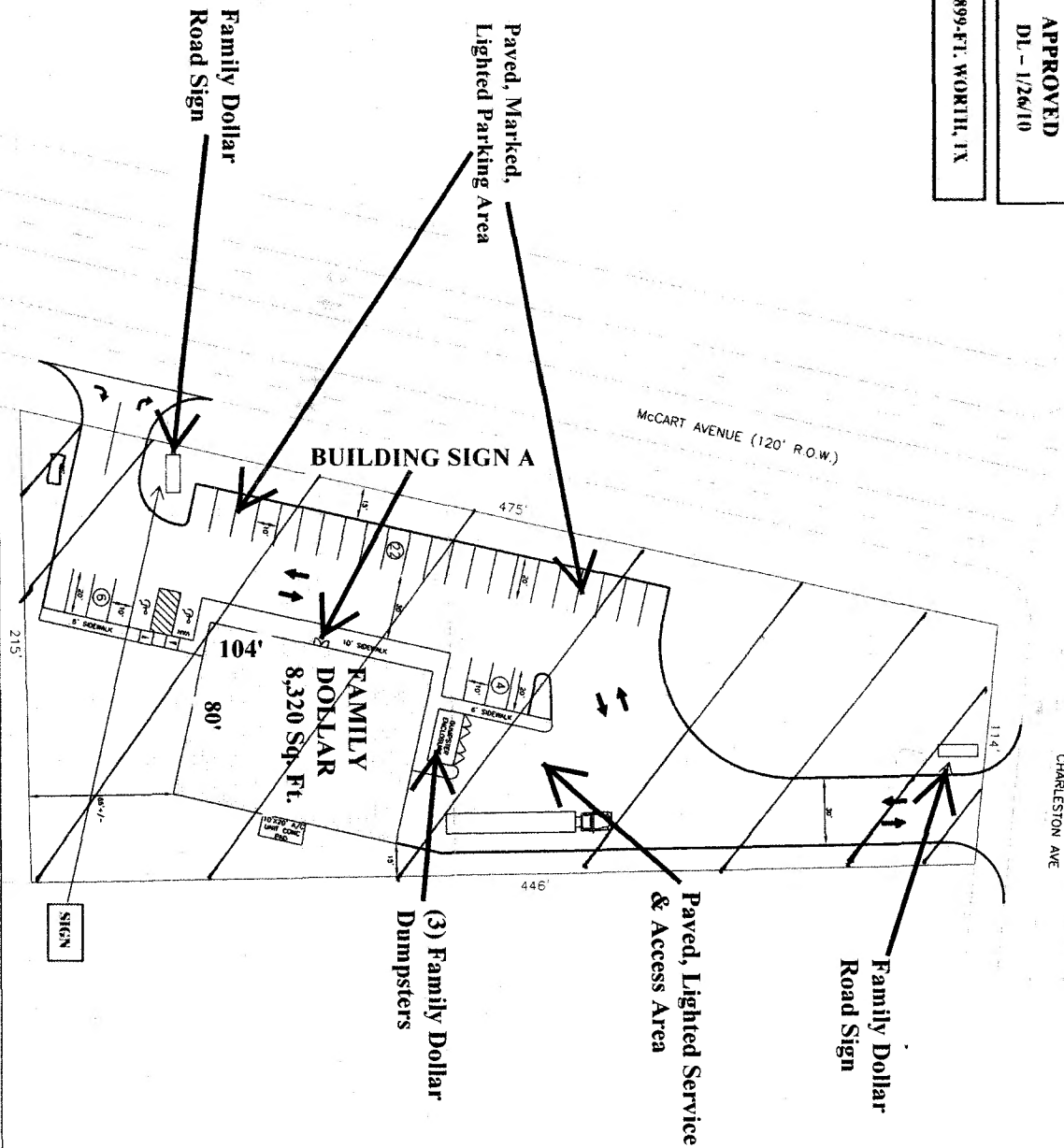


Exhibit A Site Plan
Short Form Lease Dated: 2-9-2010
Project #301899 - Ft. Worth, TX
Landlord: SM Tenant: FDW

NO	REVISIONS	DATE
1	PRELIM LAYOUT TO FD FOR REVIEW	01/05/10
2	CHANGE TO 80'X104' PROTOTYPE	01/20/10
3	ADD APPROX PROPERTY DIMENSIONS	01/22/10

FAMILY DOLLAR

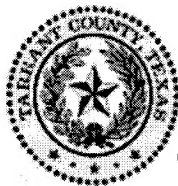
SE COR McCart AVE & CHARLESTON AVE
FORT WORTH, TARRANT COUNTY, TX

DEVELOPED BY:
VENTURE, LLC
501 CHESNUT BYPASS
CENTRE, AL 35960
PHONE (256) 927-4550
FAX (256) 927-4801

ORGANIZATION DATE:
JAN 05, 2010
DRAWING NAME:
B&W SITE LAYOUT
SHEET NUMBER:
1 OF 1

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

TRIPLE C DEVELOPMENT INC
P O BOX 1017
CHARLOTTE, NC 28201

Submitter: TRIPLE C DEVELOPMENT INC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 3/18/2011 2:50 PM

Instrument #: D211065356

OPR

6

PGS

\$32.00

By: _____

Mary Louise Garcia

D211065356

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK